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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION

Sachivalaya, Gandhinagar, 11th February, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/70 of 2025/UDUHD/TPS/e-File/18/2023/9401/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/321 of 2006/TPS/112006/1894/L, dated 15.12.2006 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme.

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in schedule appended here to;
- State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition “પ્રવર્તમાન નિયમોનુસાર આ મૂળખંડની જમીન ઉપર ગુજરાત સરકાર વતી કલેક્ટરશ્રી, અમદાવાદના વળતર મેળવવાના હક્કો તેમજ સદર જમીનનો બિનખેતીનો ઉપયોગ કરવા માટે સરકારશ્રીને ચુકવવાની થતી રકમ મેળવવાના હક્ક અંતિમખંડની જમીન ઉપર ચાલુ રાખેલ છે.” is added in case no. 1/1 in remarks column of redistribution statement.
2. The condition at Sr.No.3 of case no. 7, Sr.No.1 of case no. 138/1 and Sr.No.2 of case no.67/3 in remarks column of redistribution statement is deleted.
3. The condition “અંતિમખંડમાં જમીન માલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે.” is added in case no. 2/4, 77/1, 77/2, 95/4, 95/5, 136/1, 177/1, 177/2, 181/4, 196/1, 198, 219 and 207+229 in remarks column of redistribution statement.
4. The condition “સદર અંતિમખંડનો પ્રવેશ લાગુ નગર રચના યોજના નં.૨૧૭ ના ૩૬.૦૦ મી. રોડ પરથી મેળવવાનો રહેશે.” is added in case no. 186 and is added after Sr.No.1 in case no. 183, 184, 185/2, 185/3, 187 and is added after Sr.No.2 in case No. 220 in remarks column of redistribution statement.
5. The Final Plot No. 267 (સામાજિક માળખાગત સુવિધા માટે) as shown in the plan is modified as Final Plot No. 266 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 1063 sq.mtr. as shown in the accompanying plan and is added in case no. 233 after Sr.No. 52 in the redistribution statement.
6. The condition “સદર અંતિમખંડનો પ્રવેશ લાગુ નગર રચના યોજના નં.૪૦૬ ના ૧૮.૦૦ મી. રોડ પરથી મેળવવાનો રહેશે.” is added after Sr.No.1 in case no. 63/2, 63/4, 64/1/1, 67/1/1, 67/1/2 and is added after Sr.No.2 in case no. 67/3 and is added in Sr.No. 53 of case no. 233 in remarks column of redistribution statement.
7. The area of Original Plot No.9 admeasuring 919 sq.mtr. is modified as 1019 sq.mtr. and accordingly, the area and boundary of Final Plot No. 9 admeasuring 460 sq.mtr. is modified as Final Plot No. 9 admeasuring 510 sq.mtr. as shown in the accompanying plan and the redistribution statement.
8. The boundary of the Final Plot No. 6 is modified as shown in the accompanying plan.
9. The area and boundary of the Final Plot No. 256 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 17154 sq.mtr. is modified as Final Plot No. 256 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 17104 sq.mtr. as shown in the accompanying plan and the redistribution statement.
10. The case no. 101 is modified as per the Annexure-1 as shown in the accompanying plan and the redistribution statement.
11. The boundary of Final Plot No. 101 and Final Plot No. 247 (સામાજિક માળખાગત સુવિધા માટે) is modified as shown in the accompanying plan.
12. The area and boundary of the Final Plot No. 4/2 admeasuring 408 sq.mtr. and the Final Plot No. 237 (સામાજિક માળખાગત સુવિધા માટે (સ્ટ્રીટ વેન્ડર)) admeasuring 654 sq.mtr. is modified as Final Plot No. 4/2 admeasuring 734 sq.mtr. and Final Plot No. 237 (સામાજિક માળખાગત સુવિધા માટે (સ્ટ્રીટ વેન્ડર)) admeasuring 328 sq.mtr. as shown in the accompanying plan and the redistribution statement.
13. The boundary of the Final Plot No. 48/1 admeasuring 2833 sq.mtr. is modified as shown in the accompanying plan and the area, boundary and purpose of the Final Plot No. 265/1 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 2979 sq.mtr. and Final Plot No. 249/1 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 25076 sq.mtr. are modified as Final Plot No. 265/1 (સામાજિક માળખાગત સુવિધા માટે (પાર્કિંગ)) admeasuring 2833 sq.mtr. and Final Plot No. 249/1 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 25222 sq.mtr. as shown in the accompanying plan and the redistribution statement.
14. The purpose of the Final Plot No. 244 (બગીચો) is modified as Final Plot No. 244 (અર્બન ફોરેસ્ટ) as shown in the accompanying plan and the redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

એનેક્ષર-૧

નગર રચના યોજના નં. ૩૦૧ (ભાડજ-હેબતપુર-શીલજ) (પ્રારંભિક યોજના)

NOTIFICATION NO. GH/V/70 of 2025/UDUHD/TPS/e-File/18/2023/9401/L

પુનઃવહેચણી પત્રક

કેસ નં.	માલીકનું નામ	સત્તા પ્રકાર	સર્વે નંબર	મૂળખંડ નંબર	મૂળખંડ ક્ષેત્રફળ	અંતિમખંડ નંબર	અંતિમખંડ ક્ષેત્રફળ	નોંધ
૧	૨	૩	૪	૫	૬	૭	૮	૯
૧૦૧/૧	૧. ભરવાડ રામભાઈ સુરાભાઈ ૨. ભરવાડ ઘેલાભાઈ સુરાભાઈ ૩. ભરવાડ રાકેશભાઈ સુરાભાઈ ૪. ભરવાડ કાર્તિકભાઈ સુરાભાઈ	બિનખેતી	૪૬૧/બ	૮૩/૧	૧૨૬૫૦	૮૩/૧	૬૩૨૫	૧. અંતિમખંડમાં જમીનમાલિકોના હક્ક/ હિસ્સા તેમની મૂળખંડની જમીનમાંના હક્ક/હિસ્સા મુજબ રહેશે.
૧૦૧/૨	૧. અજીતભાઈ જયંતિલાલ શાહ ૨. કોકીલાબેન અજીતભાઈ શાહ ૩. આશા મુકેશ શાહ	બિનખેતી	૪૬૧/અ	૮૩/૨	૫૦૧	૮૩/૨	૨૫૧	૧. અંતિમખંડમાં જમીનમાલિકોના હક્ક/ હિસ્સા તેમની મૂળખંડની જમીનમાંના હક્ક/હિસ્સા મુજબ રહેશે.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

